Brooklyn Leads as Great Dwelling Section of City

Small Homes Are Being Built in Large Numbers; Experts Regard This a Better Improvement Than Apartments; Rents Are Upward Bound

By William M. Greve

Why the Port of New York

Is Among World's Greatest

Has Greater Water Frontage Than Several of the
Largest Ports in Europe Together; Facilities

There are widely divergent opinions as to the length of time which must elapse before production in building materials reaches the level of demand, but the prevailing belief among leading manufacturers in this country seems to be that after labor conditions have become stabilized such an equalization will occur within the next few months.

In the manufacture of most build-

Has Greater Water Frontage Than Several of the Largest Ports in Europe Together; Facilities Are Lacking Here, Yet It Predominates

By Harrison S. Colburn

Specialist in Water Front Reality

"There is no danger of epine long one of the property and the head of smooth this port," and it he head of smooth this port, and it has been considered to the writer. This epitomized with the head of smooth this port, and it has been considered to the writer. This epitomized with the head of smooth this port, and the head of smooth the port of the writer. This epitomized with the head of smooth this port, and the head of smooth the port of the writer. This epitomized with the same parts and party with the water frontage of greater New York totals 575 miles, the port of New York totals 575 miles, the port of New York totals of the port of New York totals of the port of New York totals and party were with the property of the water-horner commerce in the continuous of the port of New York totals and party of present of the water-horner commerce in the comparison fails of the port of the water-horner commerce in the comparison fails of the port of the water-horner commerce in the comparison fails of the port of the water-horner commerce in the comparison fails of the port of the water-horner commerce in the comparison fails of the port of the water-horner commerce in the comparison fails of the port of the water-horner commerce in the comparison fails of the port of the water-horner commerce in the comparison fails of the port of the water horner of the comparison fails of the port of the water-horner commerce in the comparison fails of the port of the water-horner commerce in the comparison fails of the port of the water-horner commerce in the c

For in Building

Greatest Construction Activity in the History of Country Expected To Be

Another Boost Likely Soon, Owing to House and Business Structure Shortage

facturers of all kinds of building talls. Identify the factor of all kinds of building talls, Identify the factor of all kinds of building talls, Identify the factor of t

cles.
There are widely divergent opin-

Record Looked Salvation of Fifth Avenue Due to Broker's Civic Pride

Trade Turned Aside Business Ambitions to

By Frederick P. Fox Soon in Full Swing President of Frederick Fox & Co.

Buyer For Four Flats in Katonah Park East

179 East Side Dwellings Sold Since September

Midtown Loft **Buying Feature** Of Day's Trading

Brown Sells in 17th Street, Street and Galewski Takes

Staten Island, Berkshires of

Greater City, Has Big Future Commerce and Residences Coming There; Homes in Hills and Valleys and Trade Along the Deep Water Edge of "Isle of the Bay"

By Calvin D. Van Name | first land of greater New York seen

Pessimistic View Has Almost Vanished From Loan Market

Great Buying and Renting Movement Has Done Much to Revive Interest in Mortgage Investment; No Loss to Big Mortgage Holders

By Edwin C. Benedict

Of Charles F. Nowes Company
The resumption of real estate buying in New York City is proving a boomerang to the pessimistic views taken by mortgage investors as recently as two or three years ago. Notwithstanding the fact that moome from mortgage investments is not tax exempt, and first class bonds, even government bonds, are selling practically at a 5 per cent or higher basis, there have been more inquiries in the past few months for mortgage applications by lenders than at any time since the resumption of activity after the panic of 1907.

The source of supply for mortgage money has been reduced to a point where practically the ordy lenders are with few exceptions making no loans. Life insurance companies and savings banks, which for the past few years have been investing in government securities, are generally in the market, and there seems to be no limit to their funds. They are however, selecting their security with great caution, and in order to pass muster the security offered must qualify very highly.

In most instances the lenders require amortization payments varying in amount according to the character of security, but generally hased on approximately 2 per cent per annum. In view of the splendid renting situation this is not so much of a hardship as it was feared it might be several years ago when the proposition to amortize mortgages began to be instanced of the test of time much better than any other class of investment. So and in mortize mortization payments varying in amount according to the character of security, but generally hased on approximately 2 per cent per annum. In view of the splendid renting situation changed and the institutions such as asivings banks or life to an activate which the edity owner under trace of such y and is driven to institutions such as asivings banks or life to make the class bonds or liturations such as asivings banks or life that each of the market is so funder the case

In New Year Realty Men Closely Associated With Garment Shift Factories West to Seventh Avenue Section

1919's Largest Building Project

